



COWETA COUNTY, GA

OAKWOOD

FROM THE

450's

Five Plus Acre Homesites

SALES CENTER

No Sales Center On Site*
Newnan, GA 30263

HOURS OF OPERATION

Call for Appointment

DIRECTIONS

From I-85, Head West on GA-34. Right on Millard Farmer Industrial Blvd., Left on Hospital Rd., Continue onto Franklin Rd., Left on Belt Rd., Right onto Smokey Rd, Left towards Old Corinth then a slight right.

Looking for the perfect place to call home? Come visit Oakwood, our newest community in West Coweta County, Newnan! These beautiful homesites are located off Old Corinth Rd on 5+ acre lots! Ranch, Two-Story, and Owner Suite on Main plans available. Each home features Luxury Vinyl Plank (LVP) flooring (known for its durability and water resistance), an electric fireplace, granite counter tops in the Kitchen and a stainless-steel appliances package. Close to I-85, Historic Downtown Newnan, shopping centers, and medical centers. Freedom Builder Homes offers 3% compensation to the selling broker. Please contact us with any questions you may have!



TINA WIMBY

(678) 663-
tina.wimby

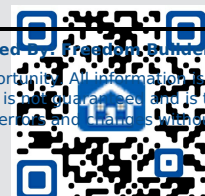
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Equal Housing Opportunity. All information is believed to be accurate, but is not a warranty, and is therefore subject to error and change without notice.



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THE IDEAL **PLAN FOR YOU AND YOUR FAMILY****ALBANY B**Base Price: **\$483,700** 2,052 sqft 3 Beds 2 Baths**SALES CENTER**No Sales Center On Site*
Newnan, GA 30263**SALES CENTER ASSOCIATE**Tina Wimby - (678) 663-3088
Courtney Rivera - (404) 446-8377**HOURS OF OPERATION**

Call for Appointment

*Base prices do not reflect options or applicable lot premiums

These prices and features are accurate as of 2025-05-21 07:00 and subject to change thereafter.

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AVAILABLE INVENTORY

LOT NUMBER

FLOOR PLAN

SALES PRICE

APPROX. SQUARE
FOOTAGE

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INCLUDED *FEATURES* SILVER

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Designer Nickel or Bronze Lighting or Plumbing Fixtures
- Ceiling Fan in Family Room & Pre- Wire in Master Bedroom
- Designer Interior Doors*
- Trimmed Knee Wall on Staircase*
- Coffered Ceiling in Dining Room*
- Nickel Door Hardware
- LVP in Foyer, Dining ,Kitchen and Breakfast*
- Vinyl Flooring in Laundry Room & Secondary Baths*
- Cultured Marble in Master and Laminate in Secondary Baths
- Garage Door Opener with 2 Remotes
- Electric Fireplace with Marble Surround
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Indoor Utility/Laundry Room with Electrical Connections & Vent

KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer

- Stainless Steel Appliances Includes Electric Range, Microhood & Dishwasher
- Waterline for Ice Maker
- Flat Panel Cabinets with Decorative Cabinet Hardware and Crown Molding*
- Granite Countertops
- Chef's Pantry with Shelving Suite
- 7" LED Disc. Lights

MASTER SUITE

- Cultured Marble Countertop in Master Bath
- 5' Shower and Garden Tub
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Stone Accents with Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Packages
- 12X12 Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*

- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets

ENERGY FEATURES

- Electric Dryer Hook-up
- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-19 Vaulted Ceilings, R-30 Flat Ceilings, R-13 Exterior Walls

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Protective Covenants
- Five Acre Plus Homesites

* Varies per Plan

Photo shown is representation & may reflect options/upgrades not included in listed price

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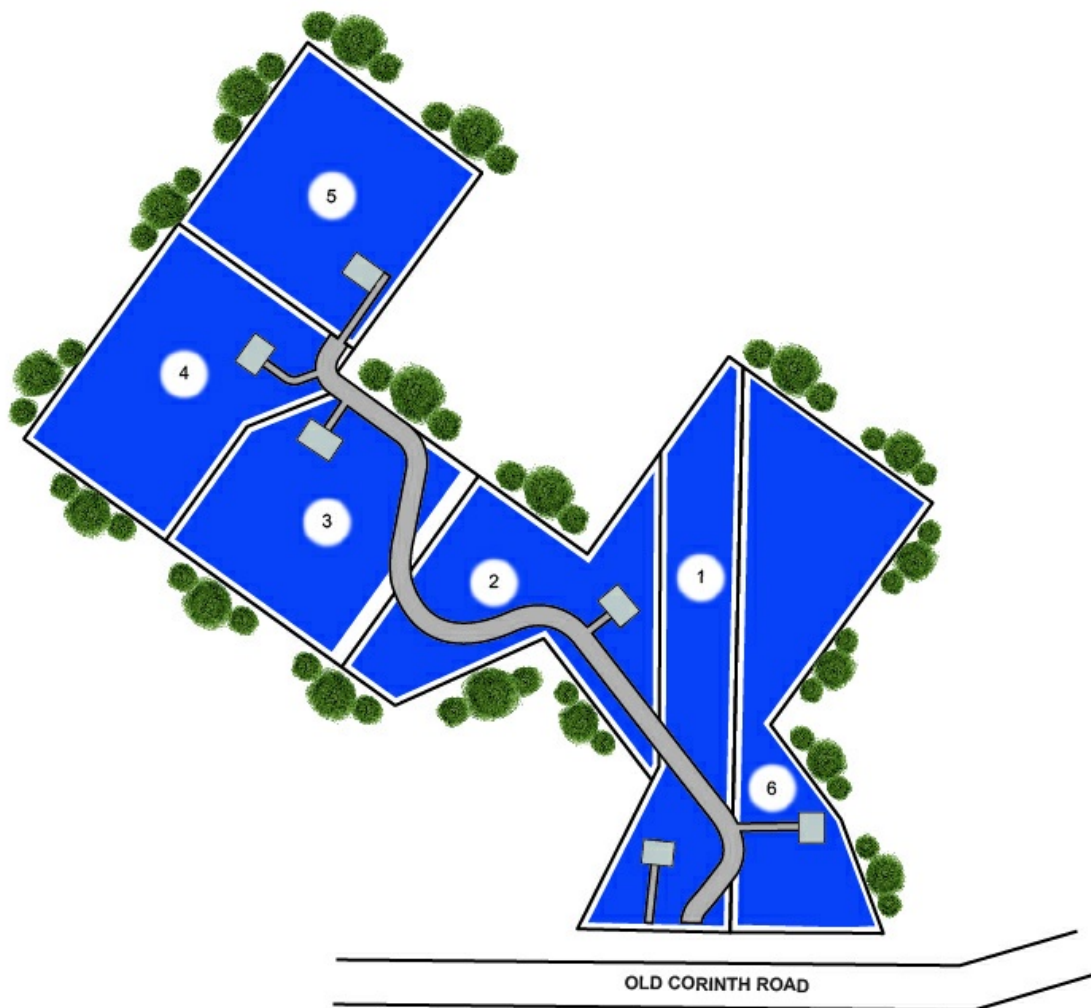
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COMMUNITY SITE **MAP**



Site plans shown are conceptual. Plans are in progress and subject to change without notice. Builder reserves the right of price, plan, and specification changes without notice or prior obligation. Information is believed accurate but is not warranted. All locations are approximate.

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